



2020-755746 2/7/2020 4:18 PM PAGE: 1 OF 1
 FEES: \$12.00 PK SPECIAL WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Nationstar Mortgage LLC, a Delaware limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grant and convey to James Johnson and Brooke Johnson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 8450 Cypress Walk Blvd (oppell) TX 75019, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 57 North, Range 86 West and in Lot 4 of Section 18, Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the NW Corner of said Lot 4, Section 18, said point also being the NE Corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13; thence S0°03'00"W, 20.00 feet; thence S89°45'00"E, 132.89 feet; thence S0°16'14"W, 80.00 feet; thence S1°20'17"W, 79.96 feet; thence S5°19'22"W, 145.91 feet; thence N89°31'19"W, 116.82 feet; thence S0°33'03"W, 251.43 feet; thence S87°05'00"W, 141.50 feet; thence N64°25'00"W, 12.44 feet; thence N0°01'24"W, 579.53 feet to the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13; thence along said North line, S89°45'00"E, 155.00 feet to the point of beginning;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Grantors covenant that they will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by, through or under the Grantor.

WITNESS my/our hand(s) this 5 day of Feb, 2020.

Nationstar Mortgage LLC,
 a Delaware limited liability company

By: Rocio Zambrano
 Title: Assistant Secretary

STATE OF Texas
 COUNTY OF Denton ss.

This instrument was acknowledged before me on the 5 day of Feb, 2020, by Nationstar Mortgage LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

Patricia McCutchen
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires

2.28.23



PATRICIA MCCUTCHEN
 Notary ID #130016551
 My Commission Expires
March 28, 2023

NO. 2020-755746 SPECIAL WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801